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UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA

BIG LOTS STORES – PNS, LLC,

Plaintiff/Counterclaim
Defendant,

v.

6351 WESTMINSTER BLVD, LLC,

Defendant/Counterclaimant.

Case No. 8:24-cv-00757 MWF (JDE)

JUDGMENT

1 In accordance with the Court's Order Granting Plaintiff Big Lots Stores PNS
2 LLC's Motion for Judgment on the Pleadings (Docket No. 31) and pursuant to Rules
3 54(b) and 58(b)(2) of the Federal Rules of Civil Procedure,

4 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** that final
5 judgment be entered as follows:

6 1. *On Plaintiff's Claim for Declaratory Relief*: Judgment is entered in favor
7 of Plaintiff Big Lots Stores PNS LLC, and against Defendant 6351
8 Westminster Blvd LLC. Accordingly, it is declared that, under applicable
9 Ohio law, the purchase agreement that the parties entered into on February
10 2, 2023, is now void.

11 2. *On Defendant's Counterclaim for Special Performance*: Judgment is
12 entered in favor of Plaintiff Big Lots Stores PNS LLC, and against
13 Defendant 6351 Westminster Blvd LLC.

14 3. Plaintiff is awarded its attorneys' fees and costs as provided by law.

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16 **IT IS FURTHER ORDERED** that this Court retains jurisdiction over any
17 matter pertaining to this judgment.

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19 Dated: August 9, 2024



20 MICHAEL W. FITZGERALD
21 United States District Judge

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